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If you have any questions concerning the enclosed comments, please feel free to contact Charlotte Minton in the zoning office at 887-3391 or the commenting agency.

Zoning Supervisor

O. James Lighthizer Hal Kassoff Administrator

4-8-94

Ms. Charlotte Minton Zoning Administration and Development Management County Office Building Room 109 111 W. Chesapeake Avenue Towson, Maryland 21204

Dear Ms. Minton:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Engineering Access Permits

● 94-379-A

My telephone number is _____ Maryland Relay Service for Impaired Hearing or Speech 1-800-735-2258 Statewide Toil Free Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717 Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Neighbor to South

Neighbor to Northeast

Neighbor to Northwest.

700 East Joppa Road Suite 901 Towson, MD 21286-5500 (410) 887-4500 DATE: 04/12/94 Arnold Jablon Director Zoning Administration and Development Management Baltimore County Office Building Towson, MD 21204 MAIL STOP-1105 RE: Property Owner: LOCATION: Ltem No.: Zoning Agenda: Gentlemen: Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property. 8. The Fire Prevention Bureau has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 366,367,369,370,371 ZADM REVIEWER: LT. ROBERT P. SAUERWALD Fire Marshal Office, PHONE 887-4881, MS-1102F cc: File

● 94-379-A





View of house from North from Valley Heights Road.



View of proposed addition location from Valley Heights



breation of proposed addition.

Baltimore County Government Office of Zoning Administration and Development Management

111 West Chesapeake Avenue Towson, MD 21204

NOTICE OF CASE NUMBER ASSIGNMENT

TO: Steven and Susan Weintraus 1109 Valley Heights Drive Owings Mills, Maryland 21117

Re: CASE NUMBER: 94-379-A (Item 369) E/S Valley Heights Drive, 1510' SE of c/l Park Heights Avenue 3rd Election District - 3rd Councilmanic

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

· 1) Your property will be posted on or before April 10, 1994. The closing date (April 25, 1994) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

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3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

SARAH COLSTON

Printed with Soybean Ink on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director Zoning Administration and Development Management

DATE: April 11, 1994

FROM: Pat Keller, Deputy Director Office of Planning and Zoning

94-379-4

Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s): Item Nos. 356, 367, **369**, 370, 372 and 375.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

PK/JL:lw

ZAC356/PZONE/ZAC1



Garage (South) and of axisting house.

View of house from south from Valley Heights Pd.

PETITION FOR ADMIN. VARIANCE E/S Valley Heights Dr., 1510' SE of the c/l Park Heights Ave. (11109 Valley Heights Drive)

* DEPUTY ZONING COMMISSIONER * OF BALTIMORE COUNTY 3rd Election District

Steven Weintraub, et ux Petitioners

3rd Councilmanic District

FINDINGS OF FACT AND CONCLUSIONS OF LAW

* * * * * * * * * *

* Case No. 94-379-A

This matter comes before the Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the owners of the property, Steven and Susan Weintraub. The Petitioners seek relief from Section 1A00.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 46 feet in lieu of the required 50 feet for a proposed addition in accordance with Petitiner's Exhibit 1.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required

by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 30 day of April, 1994 that the Petition for Administrative Variance seeking relief from Section 1A00.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 46 feet in lieu of the required 50 feet for a proposed addition, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

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TMK:bjs

TIMOTHY M. KOTROCO Deputy Zoning Commissioner for Baltimore County

Que the lotrow

SO GOR

17EM# 369

Zoning Description

- 2-

ZONING DESCRIPTION FOR 11109 VALLEY HEIGHTS DRIVE
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enterline of the nearest improved intersecting street PARK HEIGHTS AVENUE
(name of street) hich is
lock, Section # in the subdivision of
(name of subdivision) as recorded in Baltimore County Plat
ook # 40 , Folio # 34 , containing
01,472 SQ. FT 4 1.41 ACRES
(square feet and acres)

CERTIFICATE OF POSTI District 32di

Baltimore County Government Zoning Commissioner Office of Planning and Zoning

April 30, 1994

E/S Valley Heights Dr., 1510' SE of the c/l Park Heights Ave.

Enclosed please find a copy of the decision rendered in the

In the event any party finds the decision rendered is unfavor-

Very truly yours,

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thirty (30) days of the date of this Order. For further information on

filing an appeal, please contact the Zoning Administration Office at

3rd Election District - 3rd Councilmanic District

(410) 887-4386

Suite 113 Courthouse

Towson, MD 21204

400 Washington Avenue

Mr. & Mrs. Steven Weintraub

Case No. 94-379-A

Dear Mr. & Mrs. Weintraub:

887-3391.

TMK:bjs

cc: People's Counsel

Owings Mills, Maryland 21117

RE: PETITION FOR ADMINISTRATIVE VARIANCE

Steven Weintraub, et ux - Petitioners

granted in accordance with the attached Order.

(11109 Valley Heights Drive)

11109 Valley Heights Drive

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Homes STEVEN + -	Suson War Traub
etion of property: ///09	Suson Wair Trans Valley Heights Drive, Els, 1570' SEBULTATA
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Number 360

S. WEINTRAUB 11100 VALLEY HEIGHTS OR

> 03AO3NO1B2MICHRC Please Make Cheeks Payable To: Baltimere Capitly

Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at IIIOA VALLEY HEIGHTS DRIVE, ONINGS MILLS

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The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

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50 ft. for the proposed addition.

Property is to be posted and advertised as prescribed by Zoning Regulations. t, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

			I/We do solemnly declare and affirm, under the penalties of penury, that time are to legal owner(s) of the property which is the subject of this Petrion.
Contract PurchaserA.essee			Légal Owner(s)
(Type or Print Name)			STEVEN WEINTRAUB
			(Type or Prest Name)
Signature			Signature
Address		·····	SUSAN WEINTRAUB
			(Type or Print Name)
City	State	Zipcode	Sansure
Alterney for Petitioner			Signature .
			11109 VALLEY HEIGHTS DR. 363-4280
(Type or Print Name)			Address Phone No
			OWINGS MILLS MD ZIIIT
Expreture			City State Zipcode Name Address and phone number of representative to be contacted
			SARAH COLSTON
Address			SCHAMU, MACHOWSKI, DOD & ASSOC, ARCH
5	Phone No		Plane
3	State	Zipcode	1001 CATHEDRAL ST. 685-3582
<u> </u>			BALTIMORE MD ZIZOI
Afublic Hearing having been	requested and/or found	d to be required if is orde	red by the Zaning Commissioner of Baltimare County, this, day of
crouldian Hyoughout Baltimo			is required by the Zorsing Regulations of Ballimare County, this day of
ł			
1			Zoning Commissioner of Baltimare County
Reviewed by Riti	DATE 3-29		

Baltimore County Government Office of Zoning Administration and Development Management

111 West Chesapeake Avenue

(410) 887-3353

April 15, 1994

Mr. and Mrs. Steven Weintraub 11109 Valley Heights Drive Owings Mills, Maryland 21117

Towson, MD 21204

RE: Case No. 94-379-A, Item No. 369 Petitioner: Steven Weintraub, et ux. Petition for Administrative Variance

Dear Mr. and Mrs. Weintraub:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., zoning commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on March 29, 1994. and a hearing was scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1. The director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by zoning personnel.

That the Affiant(s) does/do presently reside at 11109 VALLEY HEIGHTS DRIVE DHINGS MILLS MARYLAND That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty) BECAUSE OF THE LAYOUT OF THE EXISTING HOUSE, THE ONLY LOCATION FOR A BEDROOM ADDITION IS ON THE NORTH END. DUE TO THE PROXIMITY TO THE SO' SIDEYARD SETBACK AND THE ANGLE OF THE SETBACK UNE IN RELATION TO THE HOUSE WE WERE FORCED TO CROSS S' (APPROX TO SOFT.) OVER THE SETBACK WITH THE ADDITION AS THE PROPERTY UNE SEPARATES THIS LOT FROM A DRIVENAY TO A HOW ROAD FRONTAGE PROFERTY AND EVERGREEN TREES LINE THE IR, WE DON'T FEEL THAT A VARIANCE WILL SIGNIFICANTLY IMPACT OUP NEIGHBORS.
That Alfiant(s) acknowledge(s) that if a protest is filed, Alfiant(s) will be required to pay a reposting and advertising fee and

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to

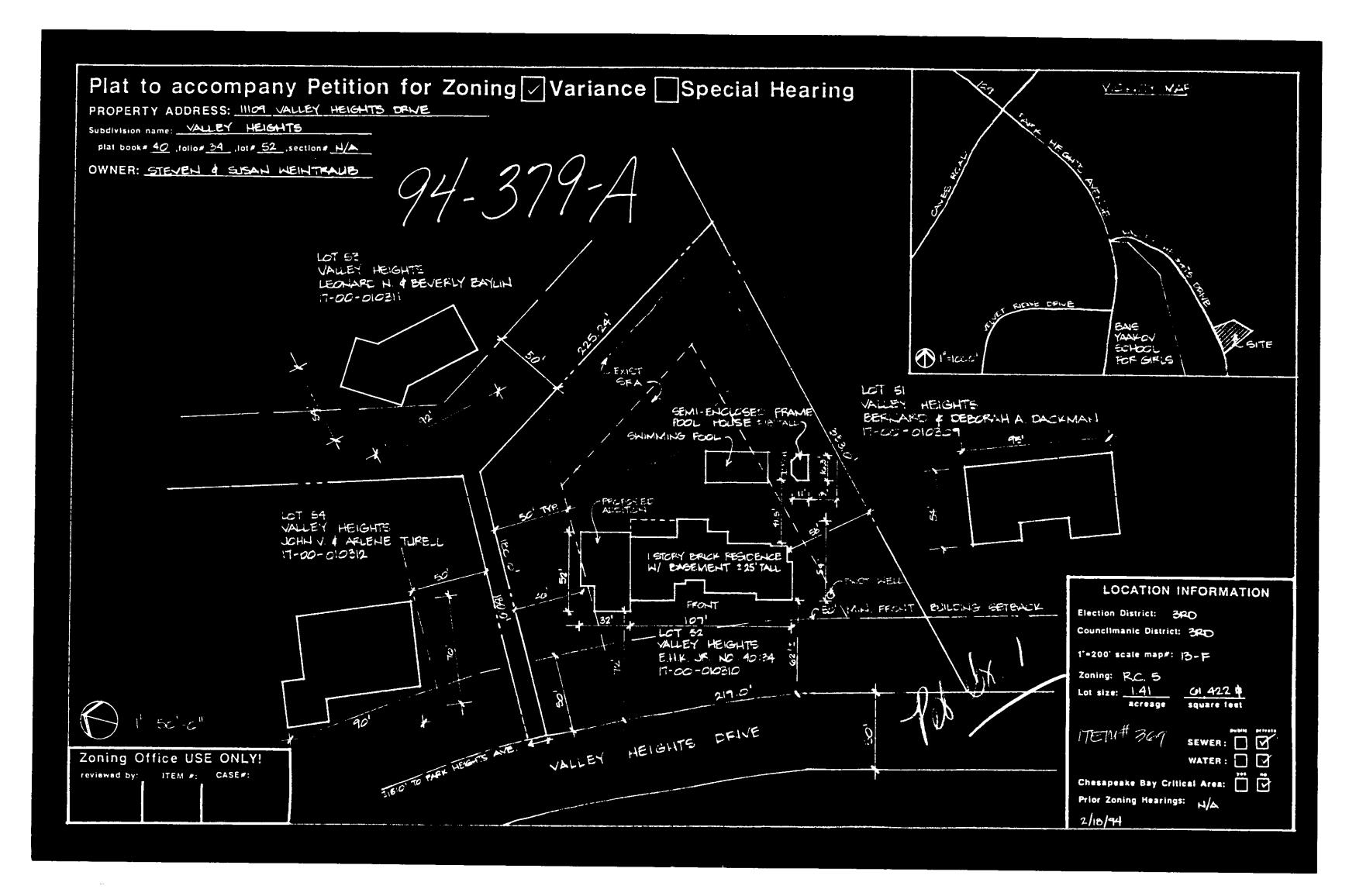
testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

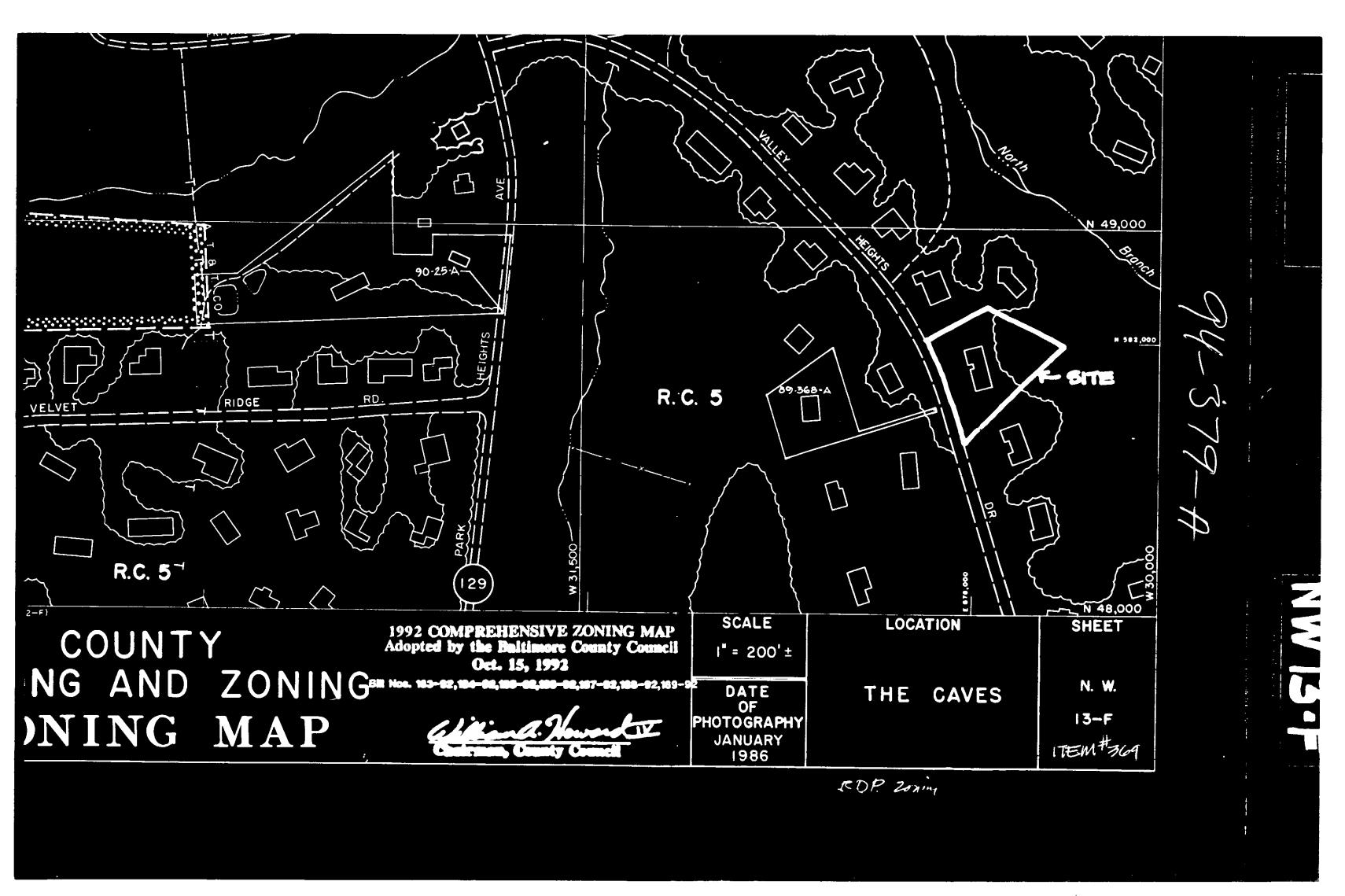
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 22 day of March _, 19<u>94</u>, before me, a Notary Public of the State

Steven + Susan Weintrand the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiants(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notanal Seal. March 22, 1994







- 2. Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the zoning commissioner will deny the petition due to errors or incompleteness.
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Neighbor to South

Neighbor to Northeast

Neighbor to Northwest.

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● 94-379-A





View of house from North from Valley Heights Road.



View of proposed addition location from Valley Heights



breation of proposed addition.

Baltimore County Government Office of Zoning Administration and Development Management

111 West Chesapeake Avenue Towson, MD 21204

NOTICE OF CASE NUMBER ASSIGNMENT

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SARAH COLSTON

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BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director Zoning Administration and Development Management

DATE: April 11, 1994

FROM: Pat Keller, Deputy Director Office of Planning and Zoning

94-379-4

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FINDINGS OF FACT AND CONCLUSIONS OF LAW

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Towson, MD 21204

400 Washington Avenue

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Case No. 94-379-A

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TMK:bjs

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Number 360

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> 03AO3NO1B2MICHRC Please Make Cheeks Payable To: Baltimere Capitly

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Contract PurchaserA.essee			Légal Owner(s)
(Type or Print Name)			STEVEN WEINTRAUB
			(Type or Prest Name)
Signature			Signature
Address		·····	SUSAN WEINTRAUB
			(Type or Print Name)
City	State	Zipcode	Sansure
Alterney for Petitioner			Signature .
			11109 VALLEY HEIGHTS DR. 363-4280
(Type or Print Name)			Address Phone No
			OWINGS MILLS MD ZIIIT
Expreture			City State Zipcode Name Address and phone number of representative to be contacted
			SARAH COLSTON
Address			SCHAMU, MACHOWSKI, DOD & ASSOC, ARCH
5	Phone No		Plane
3	State	Zipcode	1001 CATHEDRAL ST. 685-3582
<u> </u>			BALTIMORE MD ZIZOI
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crouldian Hyoughout Baltimo			is required by the Zorsing Regulations of Ballimare County, this day of
ł			
1			Zoning Commissioner of Baltimare County
Reviewed by Riti	DATE 3-29		

Baltimore County Government Office of Zoning Administration and Development Management

111 West Chesapeake Avenue

(410) 887-3353

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The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1. The director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by zoning personnel.

That the Affiant(s) does/do presently reside at 11109 VALLEY HEIGHTS DRIVE DHINGS MILLS MARYLAND That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty) BECAUSE OF THE LAYOUT OF THE EXISTING HOUSE, THE ONLY LOCATION FOR A BEDROOM ADDITION IS ON THE NORTH END. DUE TO THE PROXIMITY TO THE SO' SIDEYARD SETBACK AND THE ANGLE OF THE SETBACK UNE IN RELATION TO THE HOUSE WE WERE FORCED TO CROSS S' (APPROX TO SOFT.) OVER THE SETBACK WITH THE ADDITION AS THE PROPERTY UNE SEPARATES THIS LOT FROM A DRIVENAY TO A HOW ROAD FRONTAGE PROFERTY AND EVERGREEN TREES LINE THE IR, WE DON'T FEEL THAT A VARIANCE WILL SIGNIFICANTLY IMPACT OUP NEIGHBORS.
That Alfiant(s) acknowledge(s) that if a protest is filed, Alfiant(s) will be required to pay a reposting and advertising fee and

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to

testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 22 day of March _, 19<u>94</u>, before me, a Notary Public of the State

Steven + Susan Weintrand the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiants(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notanal Seal. March 22, 1994